

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 18, 2008 Meeting

Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, August 18, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Michael Fischer
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Ann Bollinger, Open Space Coordinator
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (6:01:14) - Chairperson Hartman called the meeting to order at 6:01 p.m. A quorum was present.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:01:30) - None.

1. ACTION ON APPROVAL OF MINUTES - June 16, 2008 (6:01:38) - Member Riedl moved to approve the minutes. Member Scott seconded the motion. Motion carried 7-0.

2. MODIFICATIONS TO THE AGENDA (6:01:57) - Chairperson Hartman modified the agenda to address item 3-D prior to item 3-A.

3. AGENDA ITEMS:

3-A. DISCUSSION AND ACTION TO APPROVE, IN CONCEPT, AN AGREEMENT WITH WESTERN NEVADA COLLEGE REGARDING THE CONSTRUCTION OF TRAILS ON THEIR PROPERTY, LINKING TO TRAILS LOCATED IN THE ASH CANYON TRAIL AREA (6:13:06) - Mr. Guzman introduced this item, and invited Western Nevada College ("WNC") Vice President of Development and External Affairs Helaine Jesse and Muscle Powered representative Jeff Potter to the meeting table.

Ms. Jesse advised of having received an e-mail communication from Mr. Guzman regarding the potential for a partnership to develop a trails master plan. She acknowledged WNC's interest, and inquired as to WNC's expected participation. She advised that WNC property is traversed a great deal, and agreed with the proposal to utilize existing pathways for a trail project "with the proviso that the college always retains

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 18, 2008 Meeting

Page 2

the right to take that property back and use it for development ...” She acknowledged a willingness to add to the proviso that some alternative route might be available if property associated with an existing route is designated for future development. She referred to the V&T right-of-way, which bisects WNC property, as an example.

In response to a question, Mr. Benton advised of a statutory provision which would preclude WNC’s liability associated with recreational use of the property. Chairperson Hartman noted the governmental immunity provision, as well. Member Scott expressed appreciation for WNC serving as a “focal point for some of our trails and proposed trails.” He expressed further appreciation for WNC’s willingness to participate. Ms. Jesse acknowledged “there is no money right now,” and expressed the assumption that the City would bear costs associated with trail construction and improvement. In response to a question regarding parking, she indicated that WNC is an open property. “People park up there all the time.”

Mr. Guzman proposed discussing potential alignments with WNC representatives and developing an interlocal agreement. Chairperson Hartman commended Mr. Potter on his investment of time and effort in developing and maintaining trails. Chairperson Hartman agreed that trails are an attribute to the WNC campus. He noted that people use the V&T trail to access the baseball field. Ms. Jesse advised of paths adjacent to Vicee Canyon which “would make sense. We’re not going to build ... right next to Vicee Canyon anyway.” She further advised of WNC President Carol Lucey’s support of community wellness.

Chairperson Hartman advised that Mr. Potter had given very careful consideration to trail locations because of slope stability and other issues. Mr. Guzman acknowledged that potential alignments would be considered and reagentized, as appropriate. Chairperson Hartman thanked Ms. Jesse and Mr. Potter for their attendance and participation.

3-B. ACTION TO APPROVE THE TRAIL DESIGN FOR THE MOFFAT OPEN SPACE PROPERTY, AND TO SPEND UP TO \$25,000 FROM OPEN SPACE PROGRAM FUNDS FOR TRAIL CONSTRUCTION AND REVEGETATION (6:24:39) - Mr. Guzman introduced this item. Ms. Bollinger reviewed the staff report and the attachments in conjunction with the displayed Moffat Property Master Plan. In response to a question, she advised that staff had estimated up to \$25,000 in Open Space Program funding for the project. She further advised that Senior Project Manager Robb Fellows had estimated an additional \$25,000 to pave the third section of the proposed trail. Member Scott requested staff to thank Mr. Fellows for his design of the proposed trail.

Member Riedl advised of having visited the proposed trail location with Mr. Guzman and Ms. Bollinger. Ms. Bollinger acknowledged that the \$25,000 in Open Space Program funding would be applied to the third segment of the proposed trail, if necessary. Member Riedl referred to the photograph depicting Bid Alternate 3, included in the agenda materials, and requested to incorporate the boulders into “some sort of retaining wall-type situation.” In response to a question, Mr. Guzman explained the possibility of paving the trail in consideration of students walking from the high density residential areas to the north to access Eagle Valley Junior High School. He described the route currently used. He expressed the belief that the requested funding would result in a complete trail to Lepire Drive. An additional \$25,000 would likely be sufficient to pave the trail.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 18, 2008 Meeting

Page 3

Mr. Guzman acknowledged the existence of a trail closer to the creek, and advised that its design is unsustainable. Vegetation and large rocks present a safety issue to users. "The proposed trail goes a little higher," and provides more visual contact. In response to a further question, Mr. Guzman pointed out a portion of the decomposed granite path and advised it is holding up well. Chairperson Hartman suggested that unless the trail is located in a floodway, "if you build the DG right, it does the job and it's a pretty good surface to be on." Member Riedl expressed a preference to leave the trail unpaved. He suggested constructing the trail and evaluating its use prior to considering pavement.

Chairperson Hartman called for public comment and, when none was forthcoming, entertained a motion. **Member Scott moved to authorize the expenditure of up to \$25,000 in Open Space funds to complete the decomposed granite version of alternative three or, depending upon how the grants might be worded, to split among grants not to exceed \$25,000 if that works out better; with the understanding that the alternative three area will be monitored to determine whether paving is justified in the future. Member Riedl seconded the motion. Motion carried 7-0.** Ms. Bollinger advised that she would provide a status report in the near future.

3-C. ACTION TO PROVIDE DIRECTION TO STAFF REGARDING THE PREFERRED METHODOLOGY FOR DEVELOPMENT OF AN OPEN SPACE ECONOMIC STUDY FOR CARSON CITY (6:39:08) - Mr. Guzman introduced this item and reviewed the staff report in conjunction with the attached July 28, 2008 e-mail correspondence from Jeff Winston, of Winston & Associates. Mr. Guzman expressed a preference for the study to be based, as much as possible, on direct Carson City data and, if necessary, to refer to other communities to illustrate a point. Member Perock agreed, and expressed the opinion that City officials will "want numbers specific to what we're doing here." Member Riedl inquired as to the possibility of involving a UNR student or researcher. "There is the general Carson, Lake Tahoe, Reno / Sparks area too that could be germane to the ... open space recreational opportunities here." Member Riedl encouraged a supplemental research document through UNR. Mr. Guzman advised of Mr. Winston's intention to subcontract with UNR's Economic Research Group. He acknowledged the report will be submitted to the Board of Supervisors. Member Scott inquired as to how an economic study would be utilized. Mr. Guzman expressed the belief the report would be used for marketing purposes by various City representatives, including Business Development Manager Joe McCarthy.

Chairperson Hartman expressed disagreement with Mr. Winston's premise that residential development doesn't pay for itself. He referred to Boulder, Colorado, as an example, and advised that the cost per residential unit creates sufficient ad valorem value to offset the service demand. He discussed the importance of the study being specific to this region, and emphasized the need for an economist to conduct the study. He noted the committee's intuitive belief that the economic side of open space generates quality of life as well as enticement value to potential businesses and residents which, in turn, generates higher values for property which abuts open space. He suggested a UNR master's thesis candidate could help with research. Member Riedl agreed and expressed concern over retaining Mr. Winston as a consultant in consideration of the possibility of the appearance of a bias toward open space values. He wondered about other consultants who may have a better pulse on recreation values in the area. Member Scott pointed out that Mr. Winston understands the City's Open Space Program very well. He suggested connecting Mr. Winston with a UNR economist to keep the local focus. He further suggested considering the potential of a progress report to the voters who approved Question #18. Discussion followed with regard to the timing of the study in light of the current real estate market, and whether or not to distinguish between "de facto open space" from lands purchased by the Open Space Program.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 18, 2008 Meeting

Page 4

Chairperson Hartman entertained a motion. Member Scott acknowledged the economic value of open space to the community, but “other than the report card side of it,” suggested the study should possibly be funded by economic development. He further suggested keeping the study as a possible future consideration, but expressed hesitation over pursuing it at this time given the current real estate market and the City’s current financial situation. Mr. Guzman advised of having been informed by Senior Project Manager Robb Fellows that the community’s flood insurance premiums have been reduced because of the recent purchase of the Andersen and Mexican Dam properties. He expressed understanding for the concerns expressed regarding the subject study, and suggested researching the matter further to clarify the purpose and timing of the same. In response to a question, Member Fischer advised that the Board of Supervisors had requested the committee to consider the impact of Open Space Program funding. Chairperson Hartman reiterated the importance of retaining an economist or a market analyst to conduct the study. Consensus of the committee was to defer action on this item.

3-D. DISCUSSION AND STATUS REPORT ONLY REGARDING THE WILDLIFE HABITAT IMPROVEMENT PROGRAM (“WHIP”) AT KINGS CANYON (6:02:31) - Mr. Guzman introduced this item. Resource Concepts, Inc. Hydrologist / Fluvial Geomorphologist Lynn Zonge provided background information on the WHIP grant funding, and narrated a SlideShow presentation. Mr. Guzman advised that the project was reviewed and approved by the Natural Resources Conservation Service (“NRCS”) as having been completed in accordance with the grant provisions.

Ms. Zonge acknowledged the purpose for the gulleys to eventually fill with sediment. She explained that “filling the whole thing in” would have been much more expensive than the corresponding benefit to the City. “The idea was just to slow whatever water and debris comes down there so it can drop out and then raise up. ... Once it gets up to a higher level, then the water can spread out and utilize more of the alluvial fan for spreading and dropping the load before it goes into the City.” Member Scott noted the significant potential sediment source above that isn’t stable and nearly impossible to stabilize. In response to a question, Ms. Zonge explained the placement and function of the structures. At Member Scott’s request, she explained that seeding would have, ideally, taken place in the fall. The NRCS grant needed to be closed out, however. The seed is being held in place by mulch, and Ms. Zonge advised that the subject area regenerated fairly well following the Waterfall Fire. There are other seed sources in the area, including bitter brush, sagebrush, and willow. Chairperson Hartman called for additional questions or comments. When none were forthcoming, he thanked Ms. Zonge for her presentation.

3-E. STATUS REPORT REGARDING THE CARSON CITY LANDS BILL (6:59:39) - Mr. Guzman introduced this item, and referred to the agenda materials as well as information distributed to the committee members prior to the start of the meeting. He reviewed the current federal lands bill map which was displayed in the meeting room. Chairperson Hartman expressed continued concern over participation by the U.S. Forest Service, together with Carson City, for maintenance of the watershed properties. He expressed continued hope that the City’s or USFS ability to access Southern Nevada Public Lands Management Act (“SNPLMA”) funding will be for maintenance of west side watershed properties to help with stabilization and fire prevention. “The impact to the community on that side of the valley has dramatic potential implications.”

Vice Chairperson Jacquet referred to the April 21, 2008 meeting at which U.S. Forest Service Supervisor Ed Monnig committed to entering into a cooperative management agreement with Carson City, using SNPLMA funding to implement the management agreement provisions. Vice Chairperson Jacquet

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 18, 2008 Meeting

Page 5

expressed the opinion that the federal lands bill language should be more insistent with regard to a cooperative management agreement between the USFS and the City. He noted the precedent in the language of the bill providing for the USFS to enter into a cooperative management agreement with the Washoe Tribe. Member Scott agreed with emphasizing the importance of cooperative planning and a source of funding.

In response to a question, Mr. Guzman advised that the Board of Supervisors had agendized action to endorse the Carson City Vital Community Act of 2008. He further advised of having invited everyone who participated in development of the federal lands bill to attend the meeting. Vice Chairperson Jacquet discussed minor technical problems with the map, and discussion followed.

3-F. DISCUSSION REGARDING AN ARTICLE ON OHVs, AS PUBLISHED IN THE RENO GAZETTE-JOURNAL (7:09:48) - Mr. Guzman introduced this item and reviewed the agenda materials. Vice Chairperson Jacquet suggested the possibility of proposing a City ordinance to deal with off-highway vehicles. As noted by Chairperson Hartman, the public lands management agencies have very limited enforcement capacity. The City would have a better law enforcement presence.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (7:12:12) - Mr. Guzman reviewed the FYI items included in the agenda materials.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:14:32) - Member Scott expressed concern over noxious weeds on open space properties along the River, and a "very active" beaver near the take-out at the Morgan Mill Road river access area. Ms. Bollinger advised of tall white top along the Empire Ranch Golf Course and Riverview Park, and Canadian and bull thistle at Riverview Park. Parks and Recreation Operations Director Scott Fahrenbruch played a key role in acquiring a grant from the Carson Water Subconservancy District to control tall white top. An additional \$6,000 grant was awarded this past year for weed control not related to tall white top, in conjunction with the Morgan Mill Road river access area project. The additional funding provided for spraying the tamarisk and Russian olive at Morgan Mill and areas upriver. Member Scott further advised of having seen Russian knapweed immediately east of the Borda Meadow. Ms. Bollinger acknowledged weed problems in the area since the Waterfall Fire. In response to a question, Ms. Bollinger advised that bid opening for the bridges project is scheduled for September 16th. She anticipates the bridges will be installed by December or January.

5. FUTURE AGENDA ITEMS (7:13:39) - Mr. Guzman advised of the possibility of a special committee meeting to discuss the Horse Creek Ranch Conservation Easement.

5-A. JOOST ACQUISITION

5-B. HORSE CREEK CONSERVATION EASEMENT

5-C. FUNDING AGREEMENT AND DEED RESTRICTION WITH THE QUESTION #1 PROGRAM

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 18, 2008 Meeting

Page 6

- 6. ACTION ON ADJOURNMENT** (7:18:30) - Member Fischer moved to adjourn the meeting at 7:18 p.m. Member Scott seconded the motion. Motion carried 7-0.

The Minutes of the August 18, 2008 Carson City Open Space Advisory Committee meeting are so approved this 20th day of October, 2008.

STEPHEN D. HARTMAN, Chair